

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
117		OVERLOOK RD, ARLINGTON

## OWNERSHIP

OWNERSHIP			Unit #:	
Owner 1:	WICKS DAVID/ETAL			
Owner 2:	WICKS GENEVIEVE			
Owner 3:				
Street 1:	117 OVERLOOK RD			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02474		Type:	

## PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:	Cntry		
Postal:			

### NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1950, having primarily Wood Shingle Exterior and 1569 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes		
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	5									420,000						420,000			
Total AC/HA: 0.13774			Total SF/SM: 6000		Parcel LUC: 101		One Family		Prime NB Desc		ARLINGTON								Total:		420,000	Spl Credit				Total:		420,000	

## EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM		
View / Desir:			

## GENERAL INFORMATION

Grade:	C	- Average
Year Blt:	1950	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdic		Fact:
Const Mod:		
Lump Sum Adj:		

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet		50 %
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

## MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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### SPEC FEATURES/YARD ITEMS

[illegible]

## BATH FEATURES

Full Bath:	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

## OTHER FEATURES

Kits: 1	Rating:	Average
A Kits:	Rating:	
Frpl: 1	Rating:	Average
WSFlue:	Rating:	

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

## DEPRECIATION

Phys Cond:	AG - Avg-Good	26.
Functional:		
Economic:		
Special:		
Override:		
	Total:	26.4

## CALC SUMMARY

Basic \$ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.98500049
Adj \$ / SQ:	179.516
Other Features:	97000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	385188
Depreciation:	101690
Depreciated Total:	283498

## COMMENTS

[illegible]

## RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units 1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O		
Other														
Upper														
Lvl 2														
Lvl 1														
Lower														
Totals		RMs: 8				BRs: 3				Baths: 1			HB 1	

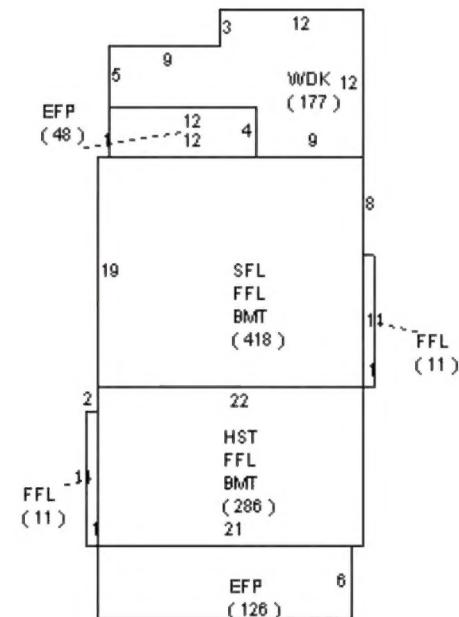
## REMODELING

Exterior:	
Interior:	
Additions:	1999
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

## RES BREAKDOWN

No	Unit	RMS	BRS	FL
1		8	3	
<b>Totals</b>				
1		8	3	

## SKETCH



## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	First Floor	726	179.520	130,329	
BMT	Basement	704	67.860	47,771	
SFL	Second Floor	418	179.520	75,038	
WDK	Deck	177	11.470	2,031	
EPF	Enclos Porch	174	42.230	7,348	
HST	Half Story	143	179.520	25,671	
Net Sketched Area:		2,342	Total:	288,188	
Size Ad	1287	Gross Area	2485	FinArea	1569

### SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
29						
71	BMT	100	RRM	40		
38						
31						
48						
71						
88						
69						

**IMAGE**



**AssessPro** Patriot Properties, Inc